



City of Chula Vista Boards & Commissions

Housing Advisory & Mobilehome Rent Review Commissions

Agenda

Notice is hereby given that the **Housing Advisory Commission** and **Mobilehome Rent Review Commission** of the City of Chula Vista has called and will convene a Special Joint Meeting on **Thursday, May 1, 2014** in **Conference Room B111**, located at **276 Fourth Avenue, Building C**, Chula Vista, California to consider the item(s) on this agenda.

SPECIAL JOINT MEETING OF THE HOUSING ADVISORY COMMISSION AND MOBILEHOME RENT REVIEW COMMISSION OF THE CITY OF CHULA VISTA

**Thursday, May 1, 2014
6:00 p.m.**

**Conference Room B111 (Lower Level)
276 Fourth Avenue, Building C
Chula Vista**

HOUSING ADVISORY COMMISSION

CALL TO ORDER

ROLL CALL: Commissioners Minas, Quero, Torre, Zaker, and Chair Uy

CONSENT CALENDAR

The Board/Commission will enact the Consent Calendar staff recommendations by one motion, without discussion, unless a Board/Commission Member, a member of the public, or staff requests that an item be removed for discussion. If you wish to speak on one of these items, please fill out a "Request to Speak" form and submit it to the Secretary prior to the meeting. Items pulled from the Consent Calendar will be discussed immediately following the Consent Calendar.

1. APPROVAL OF MINUTES FROM February 26, 2014

Staff recommendation: Review Attachment 1 and approve minutes.

MOBILEHOME RENT REVIEW COMMISSION

CALL TO ORDER

ROLL CALL: Commissioners Johnson, Longanecker, Magness, Riesgo, Smith, Torres, and Chair Gonzalez

CONSENT CALENDAR

2. APPROVAL OF MINUTES FROM October 24, 2013

Staff recommendation: Review Attachment 2 and approve minutes.

JOINT MEETING

PUBLIC COMMENTS

Persons speaking during Public Comments may address the Board/Commission on any subject matter within the Board/Commission's jurisdiction that is not listed as an item on the agenda. State law generally prohibits

the Board/Commission from discussing or taking action on any issue not included on the agenda, but, if appropriate, the Board/Commission may schedule the topic for future discussion or refer the matter to staff. Comments are limited to three minutes.

INFORMATIONAL ITEMS

The Item(s) listed in this section of the agenda will be considered individually by the Board/Commission and are expected to elicit discussion and deliberation. If you wish to speak on any item, please fill out a “Request to Speak” form and submit it to the Secretary prior to the meeting.

3. HOUSING ELEMENT 2013 ANNUAL PROGRESS REPORT

Staff will provide a summary of the progress during the period January 1, 2013-December 31, 2013 towards meeting the 2013-2020 Housing Element goals and policies.

4. CHULA VISTA DEVELOPMENT

Staff will provide a summary of recent project approvals throughout the City and update the Commissions on current Economic Development activities.

OTHER BUSINESS

5. STAFF COMMENTS

Update on the following projects/programs:

- Mobilehome Administrative Fee
- City Rehabilitation Programs
 - Green Homes for All – Western Homeowner Rehabilitation Loans
 - Mobilehome Community Housing Improvement Program (CHIP)

6. CHAIR’S COMMENTS

7. COMMISSIONERS’/BOARD MEMBERS’ COMMENTS

ADJOURNMENT to the regular meeting of the ***Housing Advisory Commission*** on Wednesday, July 23, 2014 in Conference Room C101 and the ***Mobilehome Rent Review Commission*** on Thursday, July 17, 2014 in Council Chambers both at 276 Fourth Avenue, Building A, Chula Vista, California.

*Materials provided to the **Housing Advisory Commission and Mobilehome Rent Review Commission** related to any open-session item on this agenda are available for public review in the **Housing Division**, Chula Vista during normal business hours.*

In compliance with the AMERICANS WITH DISABILITIES ACT

The City of Chula Vista requests individuals who require special accommodations to access, attend, and/or participate in a City meeting, activity, or service, contact the Human Resources Department at (619) 691-5041 (California Relay Service is available for the hearing impaired by dialing 711) at least forty-eight hours in advance of the meeting.

**DRAFT MINUTES OF A SPECIAL MEETING OF THE
HOUSING ADVISORY COMMISSION
OF THE CITY OF CHULA VISTA**

February 26, 2014

4:00 P.M.

A Special Meeting of the **Housing Advisory Commission** of the City of Chula Vista was called to order at 4:00 p.m. in Executive Conference Room C103, located in Building A at 276 Fourth Avenue, Chula Vista, California.

ROLL CALL

PRESENT: Commissioners Minas, Quero, Zaker, and Chair Uy

ABSENT: Commissioner Torre

ALSO PRESENT: Stacey Kurz, Senior Project Coordinator
Leilani Hines, Housing Manager
Jose Dorado, Project Coordinator

CONSENT CALENDAR

1. APPROVAL OF MINUTES FROM November 13, 2013

ACTION: Commissioner Minas moved to approve staff's recommendations to approve the minutes. Commissioner Quero seconded the motion, and it carried, result of vote 3-0-1 with Commissioner Zaker abstaining as a new member to the Commission.

PUBLIC COMMENTS

None.

ACTION ITEMS

2. CONSIDERATION OF AN APPLICATION FOM SOUTH BAY COMMUNITY SERVICES FOR 192-196 LANDIS AVENUE

Staff Dorado provided a brief presentation summarizing the staff report regarding the application submitted to convert an office building to residential use for 7 studio apartments to serve chronic homeless persons, reference Exhibits 1 and 2.

ACTION: Commissioner Minas moved to approve staff's recommendations to approve the minutes. Commissioner Uy seconded the motion, and it carried, result of vote 4-0.

OTHER BUSINESS

3. STAFF COMMENTS

Update on the Lofts on Landis project was provided and Staff Kurz announced that a March 20th groundbreaking ceremony was planned, invitations to Commissioners to follow. Staff Kurz also indicated that the City's rehabilitation loan programs were being updated and re-launched in April, with the single-family program being under the Green Homes for All brand the Conservation Department has established to promote sustainable homes and leveraging opportunities.

4. CHAIR'S COMMENTS

None.

5. COMMISSIONERS'/BOARD MEMBERS' COMMENTS

None.

ADJOURNMENT

At 4:34 p.m., Chair Uy adjourned the meeting to a special joint meeting with the Mobilehome Rent Review Commission date, time and location to be determined.

Stacey Kurz, Senior Project Coordinator

Exhibits: 1. 192-196 Landis Staff Report
 2. 192-196 Landis Presentation

The City of Chula Vista Development Services Housing Division
A REPORT TO THE
HOUSING ADVISORY COMMISSION

Item No. 2

Staff: Jose Dorado, Project Coordinator
Development Services Department, Housing Division

DATE: February 26, 2014

SUBJECT: 192-196 LANDIS - RECOMMENDATION OF APPROVAL TO THE CITY OF CHULA VISTA CITY COUNCIL TO CONDITIONALLY APPROVE AN AMOUNT NOT TO EXCEED \$450,000 FOR THE FINANCING OF A PROPOSED 7-UNIT PERMANENT SUPPORTIVE RESIDENTIAL PROJECT AT 192-196 LANDIS

I. RECOMMENDATION

That the Housing Advisory Commission recommend APPROVAL to the City of Chula Vista City Council to conditionally approve up to \$450,000 for a proposed 7-unit affordable permanent supportive housing project at 192-196 Landis Avenue.

II. BACKGROUND

The City of Chula Vista has received a request from South Bay Community Services ("Applicant") to consider financial assistance to support the rehabilitation of a seven (7) affordable housing rental housing development ("the Project") at 192-196 Landis Avenue (Exhibit 1 - Locator Map).

The Applicant is preparing applications to the Cooperation for Supportive Housing, the County of San Diego, Youth Build, and to AHP for additional financial assistance. The applicant has identified a funding gap and is requesting that the City of Chula Vista conditionally approve financial assistance in an amount not to exceed \$450,000. The other funding sources will be used to substantially finance the Project.

III. PROJECT DESCRIPTION

The Applicant

With over 435 units in its portfolio, South Bay Community Services (SBCS) has significant experience in developing affordable rental housing. SBCS' most recent development in Chula Vista was Muncy Manor for youth aging out of the foster care system. SBCS is qualified and has demonstrated a desire and commitment to partner with the City in the development of another affordable housing project. In reviewing their qualification and past experience, 10 out of their 12 projects serve homeless clients and demonstrates their ability to successfully complete and manage this type of special needs project.

The Property

The site at 192-196 Landis is close to public transit and neighborhood services and facilities, including health facilities and commercial areas due to its close proximity to the Third Avenue Village. The property is on a 4,900 square foot lot located near the corner of Landis Avenue and E Street in the V-3 (West Village) district of the Urban Core Specific Plan (UCSP). Although the site is currently being used as office space for SBCS, the project will convert the use back to residential, to include 7 studio units.

The project will be affordable for 55-years and guarantees the availability of such housing and services for the long term.

The Proposal

In 2013, the local Regional Continuum of Care Council (RCCC) released a Notice of Funding Availability for Developers who could serve the chronic homeless. One of the requirements of that application was to demonstrate site control and to have a reasonable development budget. If awarded, operation funds would be available. SBCS was notified that its application was successful and would be included in the RCCC's final application to the U.S. Department of Housing and Urban Development. This project will receive the South Bay's fair share of these HUD funds. With the success of the application, SBCS is now securing additional funding sources to complete the rehabilitation needed to convert the office space into seven (7) studio units.

Income and Rent Restrictions

It is proposed that all 7-units will be affordable to and restricted for occupancy by extremely low income households. As submitted in the RCCC application, the population to be served is the chronic homeless. The unit breakdown, restrictions and estimated rents are summarized in the table below:

Number of Units	Restricted	Income level	Estimated Monthly Unit Rent	Income Limit (Household Size 1 or 2)
7-Studios	Yes - Chronic Homeless	30% AMI	\$414	\$16,660/\$18,950

This project model assumes continued funding from the Regional Continuum of Care to cover the operations costs. The most restrictive rent and income limits of the applicable funding source is applied for the Project for a period not less than fifty-five (55) years and ensures long term affordability. The income and rent restrictions are to be incorporated into the Affordable Housing Regulatory Agreement, which will be recorded against the property.

Compliance with the income and rent restrictions will be subject annually to a regulatory audit and certification by all of the funding sources. Compliance with strict property management policies and procedures will ensure that income and rent restrictions will be maintained for the full 55-year compliance period.

IV. FINANCIAL ASSISTANCE

Form of Assistance

Financing and development of the Landis Studios project is proposed as a joint private-public partnership. With rents restricted at the 30% AMI affordable levels for the 55-year time period, the net operating income is insufficient to support a loan large enough to cover all the project costs. SBCS is proposing to obtain other financing to support the majority of the estimated \$1,271,905 million (\$181,701 per unit) cost of constructing the project (Exhibit 2 - Proforma). The development costs are consistent with significant rehabilitation and conversion projects, particularly with the small size of the project.

To close the financing gap, SBCS has requested direct financial assistance of \$450,000. The City's funds would be used to restrict all 7 units. This equates to a per unit subsidy of \$75,000.

Staff is recommending that the City conditionally approve financial assistance in an amount not to exceed \$450,000. Community Development Block Grant funds is the most flexible funding source that can be used to provide financial assistance to this type of special needs project. CDBG funds were also used to finance the Muncey Manor project due to the flexibility of the funding terms and conditions that come along with the use of the these HUD funds. The City's financial assistance will be subject to obtaining the following: (1) Secure additional funding sources, (2) complete architectural plans (3) submit and receive building permits, and (4) negotiation of satisfactory terms of the Regulatory Agreement and Loan Agreement and the approval of such terms and documents by the City Council at a later date.

Article XXXIV:

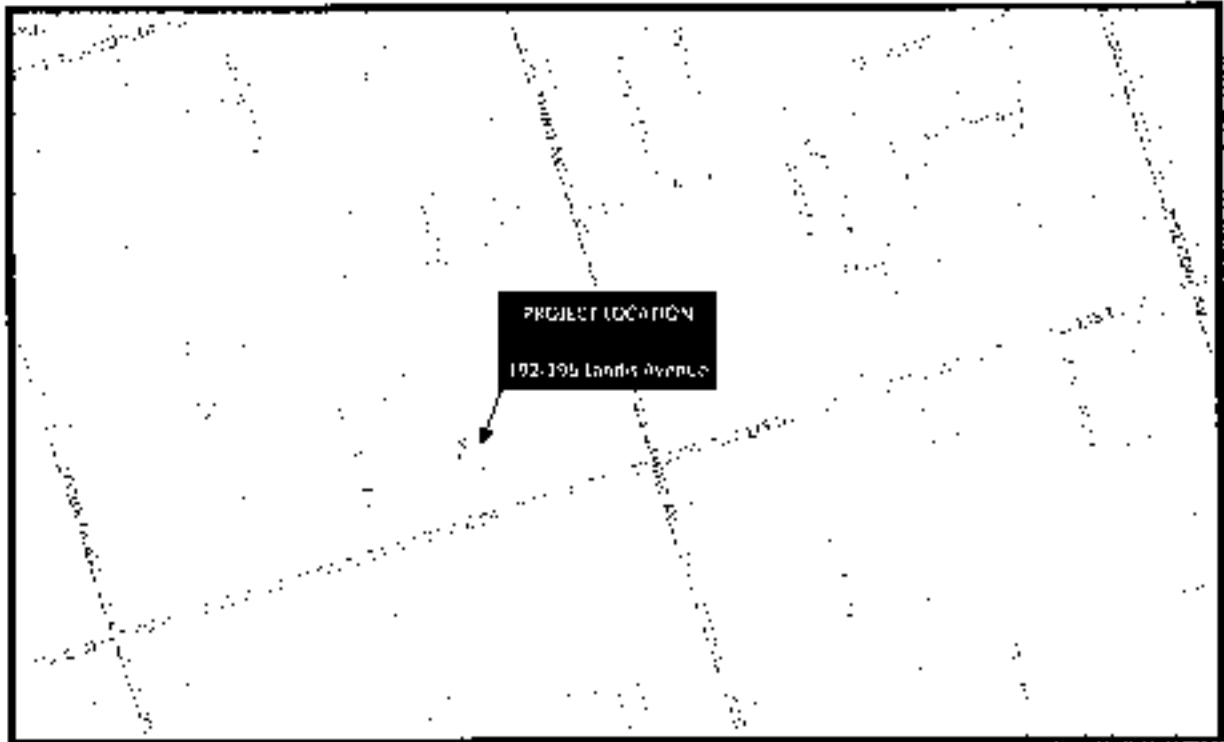
Article XXXIV of the California Constitution (Article 34) requires that voter approval be obtained before any "state public body" develops, constructs or acquires a "low rent housing project". The City of Chula obtained voter approval on April 11, 1978 and subsequently on November 6, 2006 with the passage of Proposition C, which authorizes the development, construction and acquisition of housing for persons of low-income. With the addition of these 33-units, this leaves 1,578 units under the City's current authority to facilitate these activities.

V. Exhibits

1. Locator Map
2. Proforma

EXHIBIT 1

Locator Map



SOURCES AND USES OF FUNDS**EXHIBIT 2**

Project Name:	Landis Studios
Project Address:	192-196 Landis Ave. Chula Vista CA 91911
Number of Units (Studios):	7
Total Square Footage:	4,900

Sources of Funds

CSH Predevelopment Loan	20,000
HUD C o C Program	272,800
City of Chula Vista CDBG 2013-14	450,000
County of San Diego HOME 2014	300,000
AHP Funding	249,105
Total Sources of Funds	1,271,905

0% interest for 24 months (to be paid off by sources below)


Uses of Funds

Development Soft Costs	205,855
Construction Hard Costs	1,006,050
Total Uses of Funds	1,271,905
Total Sources in Excess of Uses	0


Affordable Housing Application

192-196 Landis Avenue

Landis Studios



Presented by:
José Dorado,
Project Coordinator



Project Location



Project Proposal

- South Bay Communities Services
- Application for rehabilitation of 7 studio apartments
- Very-low income special needs rental housing for homeless clients
- Pre-commitment of Community Development Block Grant (CDBG) funds \$450,000



Project Developer

South Bay Community Services



Muncey Manor
7 Units



Benefits of the Project

- 7 studio units
- 55-year affordability
- Special needs housing
- Consistent with Housing Element
- Consistent with HUD approved Consolidated Plan
- Developer has site control
- Project location is near health and community services, and transit lines

Total Estimated Development Budget	
HUD Continuum of Care	\$272,800
County of San Diego	\$300,000
AHP Funding (Federal Home Loan Bank)	\$249,105
City of Chula Vista Community Development Block Grant funds	\$450,000
Total Estimated Development Costs	\$1.271 m



**DRAFT MINUTES OF A SPECIAL MEETING OF THE
MOBILEHOME RENT REVIEW COMMISSION
OF THE CITY OF CHULA VISTA**

October 24, 2013

6:00 P.M.

A Special Meeting of the **Mobilehome Rent Review Commission** of the City of Chula Vista was called to order at 6:02 p.m. in the HR Training Room – B111, located at 276 Fourth Avenue, Chula Vista, California.

ROLL CALL

PRESENT: Commissioners Johnson, Magness, Riesgo, Smith, Torres, and Chair Gonzalez

ABSENT: Commissioner Longanecker

ALSO PRESENT: Stacey Kurz, Senior Project Coordinator
Simon Silva, Deputy City Attorney

CONSENT CALENDAR

1. APPROVAL OF MINUTES FROM APRIL 4, 2013

ACTION: Commissioner Johnson moved to approve staff's recommendations to approve the minutes. Commissioner Torres seconded the motion, and it carried, result of vote 4-0.

PUBLIC COMMENTS

Penny Vaughn, Chula Vista resident, expressed concerns in regards to rental rates on change of ownership, she provided a handout, see Exhibit 1, and her support for a sliding scale on sale as oppose to the approved temporary decontrol. Ms. Vaughn further expressed her concern about the decreased number of residents whom paid the administrative fee this year.

ACTION ITEMS

2. ELECTION OF CHAIR AND VICE CHAIR FOR FISCAL YEAR 2013/2014

Vice Chair - Commissioner Gonzalez nominated Commissioner Riesgo, he accepted, and Commissioner Johnson seconded the motion, and it carried result of vote 3-0.

Chair - Commissioner Riesgo nominated Commissioner Gonzalez, he accepted, and Commissioner Johnson seconded the motion, and it carried result of vote 3-0.

3. CVMC 9.50 OVERVIEW

Deputy City Attorney Silva provided a presentation, Exhibit 2, providing an overview of the roles and responsibilities of the Mobilehome Rent Review Commission.

OTHER BUSINESS

4. STAFF COMMENTS

Update on the Mobilehome Administrative Fee Collection for FY14 (this item was heard after Public Comments due to its relevance to Ms. Vaughn's testimony). Staff Kurz provided a brief presentation, see Exhibit 3.

5. CHAIR'S COMMENTS

Chair Gonzalez asked Vice Chair Riesgo if he would be willing and available to represent the Commission at the Mayor's annual 10/30/13 breakfast. Vice Chair Riesgo accepted.

Chair Gonzalez further asked about the Commissions ability to tour mobilehome parks for future meetings and Staff Kurz indicated she would explore that opportunity.

6. COMMISSIONERS'/BOARD MEMBERS' COMMENTS

ADJOURNMENT

At 7:39 p.m., Chair Gonzalez adjourned the meeting to the next Regular Meeting on January 16, 2004 in the Council Chamber at 276 Fourth Avenue, Chula Vista, California.

Stacey Kurz, Senior Project Coordinator

Exhibits: 1. Change of Ownership Rental Rate Handout provided by P. Vaughn
 2. CVMC 9.50 Overview Presentation
 3. Administrative Fee Update Presentation

Exhibit 2
City of Chula Vista Comparative Rents - Palace Gardens
January 2013

Rental Date	1	2	3	4
Park Name	Granada	Continental Country Club	Hawthorne B&B	Lynwood Palm Beach
Address	501 Anita Street Chula Vista 420-9241	645 Orange Avenue Chula Vista 426-1330	503 Anita Street Chula Vista 618-1217	444 Anita Street Chula Vista 426-2756
No. of Spots	198	78	100	120
Approx Age	41 Yrs	42 Yrs	41 Yrs	38 Yrs
Age Restriction	55+	55+	55+	55+
Singlewide Spots (%)	12%	0%	10%	20%
Overall Park Condition	Good	Good	Good	Good
Significant Park Services, Features & Amenities	Clubhouse (Small) Pool Laundry Library Bike/Bike	Clubhouse (Small) Pool Laundry Library	Clubhouse (Small) Bike/Bike Pool Shuffleboard (2) Laundry Library RV Storage	Clubhouse (Large) Billiard Pool Shuffleboard (4) Laundry (2) Library Sauna Spa
Overall Quality of Svcs, Features & Amenities	Average	Average	Average	Excellent
Vehicle Storage Fee	None	None	\$50	None
Monthly Rental Rates	Low Rent High Rent Freedom Hunt Rent Range New Above In Low Rent New Above In High Rent	\$425.00 \$535 (new normal) \$550.00 \$600.00 \$600.00	\$503.00 \$639.00 \$712-930 \$800.00 \$650.00	\$320.00 \$650.00 \$945.00 \$650.00 \$650.00
Rental Agreement	M/M	M/M	M/M	1 Year lease; M/M

EXHIBIT 2
City of Chula Vista Comparable Rents - Palace Gardens
January 2013

City/Large Lodge	Banana Hill	Coronado Palms	Desert Bluffs
1925 Olney Terrace #6 Chula Vista 422-8250	275 Worthington San Diego 475-6873	2200 Coronado Ave San Diego 423-1800	3340 Del Sol Blvd San Diego 680-6581
196	331	59	269
31 Yrs	34 Yrs	38 Yrs	Unknown
55+	55+	55+	55+
22%	0%	33%	0%
Excellent	Excellent/Very Superior	Below Average/Excellent	Excellent/Very Superior
Clubhouse (Large) Bridal Pool Shuttlecock (3) Laundry (2) Library Significant Open Special/Landscaping	Clubhouse (Medium) Bridal Pool Laundry Library Spa RV Storage Some Open Space/Landscaping	Clubhouse (Small) Pool Jacuzzi Laundry RV Storage	Clubhouse (Large) Bridal Pool (8) Ice Maker Laundry Library Sauna/Spa Card Room Significant Open Spa/Landscaping Sidewalks
Excellent	Excellent/Very Superior	Below Average/Excellent	Excellent/Very Superior
210	555	535	545
\$500.00	\$750.00	\$550.00	\$700.00
\$700.00	\$850.00	\$550.00	\$1,000.00
\$900.00	\$750.00	\$550.00	\$750.780
\$600 mg/\$650.00	\$850.00	\$550.00	RENTAL existing
\$700.00	\$850.00	\$550.00	RENTAL existing
N/A	N/A	1 Year Lease N/A	20 Yr Lease 150% p/a

EXHIBIT 2

City of Chula Vista

Comparable Mobilehome Parks

Park Name	1	2	3
Greenwood Park	Bayecano Mobilehome Park	Don Lee Estates	Palms Mobile Estates
1100 Industrial Boulevard Chula Vista, CA 91910	100 Woodview Avenue Chula Vista, CA 91910	121 Orange Ave Chula Vista 422-2201	275 Orange Ave Chula Vista 422-1872
No. of Spaces	288	129	217
Approx Age	63 (1967)	40 (1970)	43 (1965)
Age Restriction	All Age	All Age	All Age
Singlewide Spaces (%)	67%	10%	30%
Overall Park Condition	Good	Good	Average
Significant Park Services, Features & Amenities	Clubhouse (Large) Pools/Spa Laundry Guest Parking (44)	Clubhouse (Small) Billiard Pool Bunkhouses (2) Laundry Guest Parking (6 spaces) Car wash	Clubhouse (Small) Pool/Spa Sauna Laundry Guest Parking (6 spaces) RV Storage
Overall Quality of Svcs, Features & Amenities	Good	Average	
Vehicle Storage Fee		None	\$25/RV
Monthly Rental Rates:			
Low Rent	\$450.00	\$495.00	\$490.00
High Rent	\$703.00	\$390.00	\$618.00
Average Rent	\$566.48	\$584.00	\$545.00
Predominant Rent Range	\$470.00 - \$590.00		
New Move In Low Rent	\$465.00	\$725.00	\$572.00
New Move In High Rent	\$675.00	\$725.00	\$572.00
Additional Charges			N/A
Lease or Paid Services/Utilities		None	None
Rentals Agreement	M/M; 10 Year (30% or less on 10 yr)	M/M; Long-term Leases also available	1, 3 & 10 Yr Leases, M/M (50% or more on 10 yr)

Prepared by: Sherry Kurtz

Revised: Nov 10/10

Homeland

EXHIBIT 2

City of Chula Vista

Comparable Mobilehome Parks

Rental Data		4	5	6	7
Park Name	Thunderbird Mobile Lodge	Rancho Bonita	6 & 10 Mobile Lodge	Rancho Chula Vista	
Address	388 Anita St Chula Vista 422-7571	800 Anita Street Chula Vista 428-2022	1500 Third Avenue Chula Vista, CA 91911 422-5839	1011 Beyer Way San Diego 680-1959	
No. of Spaces	110	90	101	131	
Approx Age	unknown	41 (1968)	48	38 (1971)	
Age Restriction	All Age	All Age	All Age	All Age	
Singlewide Spaces (%)	less than 40%	approximately 40%	37%	2%	
Overall Park Condition	Average	Good	Average	Excellent	
Significant Park Services, Features & Amenities	Clubhouse (Small) Pool Laundry Guest Parking (13 spaces) RV Storage	Clubhouse (Small) Bike-d Pool/Spa Sauna Laundry Guest Parking (20 spaces) RV Storage	Laundry Reception room Car wash Pool RV Storage	Clubhouse (Large) Bike-d Pool/Spa Big Screen TV Laundry Some Open Space/Landscaping Guest Parking (30)	
Overall Quality of Svcs, Features & Amenities				Excellent/ Superior	
Vehicle Storage Fee	\$20/RV	\$30/RV	\$50/RV	NO	
Monthly Rental Rates:					
Low Rent	\$474.00	\$480.00	\$407.00	\$850.00	
High Rent	\$550.00	\$600.00	\$575.00	\$710.00	
Average Rent	\$525.00	\$500.00	\$484.00	\$580.00	
Predominant Rent Range	10%	25%	\$455.00	\$690.00	
New Move In Low Rent			\$585.00	\$890.00	
New Move In High Rent				N/A	
Additional Charges	N/A	N/A	None	None	
Lessor Paid Snow/Utilities	None	None	None	5-30 Yr Leased; Paid (95% on long term)	
Rental Agreement	N/A	N/A	1 Yr. MM		

EXHIBIT 2

City of Chula Vista

Comparable Mobilehome Parks

Rental Data		6
Park Name	Bonita Parkside	
Address	3131 Valley Rd Nati City/San Diego 475-1800	
No. of Spaces	269	
Approx Age	38 (1971)	
Age Restriction	At Age	
Singlewide Spaces (%)	Less than 12%	
Overall Park Condition	Average	
Significant Park Services, Features & Amenities	Clubhouse (Small) Billiard Game Table Big Screen TV Pool/Spa Laundry RV Storage Guest Parking (12 spaces)	
Overall Quality of Svcs, Features & Amenities	Average/Slightly Superior	
Vehicle Storage Fee	\$30/RV	
Monthly Rental Rates:	Low Rent \$576.00 High Rent \$690.00 Average Rent \$576.00 Predominant Rent Range \$576.00 New Move In Low Rent \$690.00 New Move In High Rent \$690.00	
Additional Charges	N/A	
Lease or Paid Svc's/Billies	None	
Rental Agreement	30 Yr Lease; MNW	

Prepared by: Nancy Kutz

Revised: April 2020

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For more information on this listing, please refer to the listing number 1221-9-2-7221. The listing number is located in the top right corner of the page. The listing number is 1221-9-2-7221. The listing number is 1221-9-2-7221. The listing number is 1221-9-2-7221.

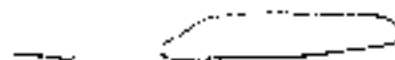
Features:

MLS #:	1221-9-2-7221	Address:	1411 1st
List Price:	\$119,900	Status:	Active
City:	Waukegan, IL	Zip:	60087
Square Ft:	1511	Prop. Type:	Manufactured Home
Storage:	0	Parking:	1
Bathrooms:	1	Parking:	1
Year Built:	2015	Market Time:	10
Days on Market:	0	Comments:	10/10/15
Subdivision:	10/10/15	Views:	10/10/15
Lot Size:	0	Pool:	10/10/15
Office:	10/10/15	Status:	10/10/15
Construction Material:	10/10/15	Tenant Keys:	10/10/15
Furniture:	10/10/15	Age Restriction:	10/10/15
F.O.A. Fee:	10/10/15	F.O.A. Fee:	10/10/15
C.D. Fee:	10/10/15	Long F.O.A. Fee:	10/10/15

OK diff



Canada
Map



Canada
MHP

Features:

Address: 1007-100
 City: 1007-100
 Square Ft: 1400
 Bedrooms: 2
 Bathrooms: 2
 Kitchen: 1007-100
 Community: 1007-100
 Views: 1007-100
 Local: 1007-100
 Status: 1007-100
 Tenant Type: 1007-100
 Age of Building: 1007-100
 Monthly Rent: 1007-100
 Total H.O.A. Fees: 1007-100
 Parking/Garage Spaces: 1007-100
 Property Taxes: 1007-100

Address: 1007-100
 Status: 1007-100
 Zoning: 1007-100
 Prop. Type: 1007-100
 Bedrooms: 1007-100
 Bathrooms: 1007-100
 Parking: 1007-100
 Year Built: 1007-100
 Days on Market: 1007-100
 Subsystems: 1007-100
 Lot Size: 1007-100
 Office: 1007-100
 Construction Details: 1007-100
 Financing: 1007-100
 H.O.A. Fees: 1007-100
 Estimated Rent: 1007-100
 Other Fees: 1007-100
 Parking/Garage Details: 1007-100
 Property Features: 1007-100

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2. Home Production

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1. 2010年10月1日起，凡在中华人民共和国境内销售货物或者提供加工、修理修配劳务以及进口货物的单位和个人，均应按照《中华人民共和国增值税暂行条例》及实施细则缴纳增值税。

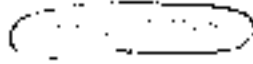
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 7. 1.
 8. 1. 2. 1.

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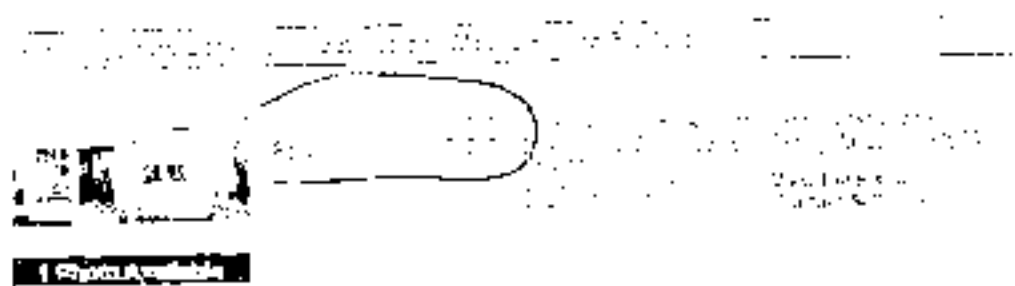
OK

2 More Photos

Buy \$73.00



Spring 1.



Spring 10 way

MOBILE HOME CONNECTION

~ PRESENTS ~

Terrace Estates #134



Offered @ \$25,500 (A916555)

Diamond in the rough! This opportune fixer has great bones! Features include newer vinyl skirting, capped roof & copper wiring. Needs carpet, paint and cosmetic touches to make her beautiful again. Wonderful community, great management and super low space rent of only \$602 monthly. For the young at heart at least 55/45 years of age. Vacant! Pet OK! For questions on this home please call

GLORIA 619-981-2821



www.mobilehomeconnection.com



275 Worthington Ave. S. #116
Spring Valley, CA 91977

\$65,000

Bonita Hills Estates

Beautifully maintained 55+ park. If you are looking for peace and quiet look no further. Open, airy, and bright floor plan. The kitchen has been upgraded with new cabinets, granite counter tops, and laminate flooring. Lots of room for family gatherings with spacious dining area and breakfast bar. Built-in china cabinet. Bright open living room area. This is a must see!

MLS#: 130021279
Bedrooms: 2
Bathrooms: 2
Square Footage: 1,680
Year Built: 1978
Age Restrictions: 55+
HOA Fees: \$850.00/month

Stories: 1 Story
Parking: Carport
Cooling: Central Forced Air
Heating: Forced Air Unit
Ownership: Land Lease
Terms: Cash, Conventional



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 REAL ESTATE

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 SPRING VALLEY, CA 91979-2975

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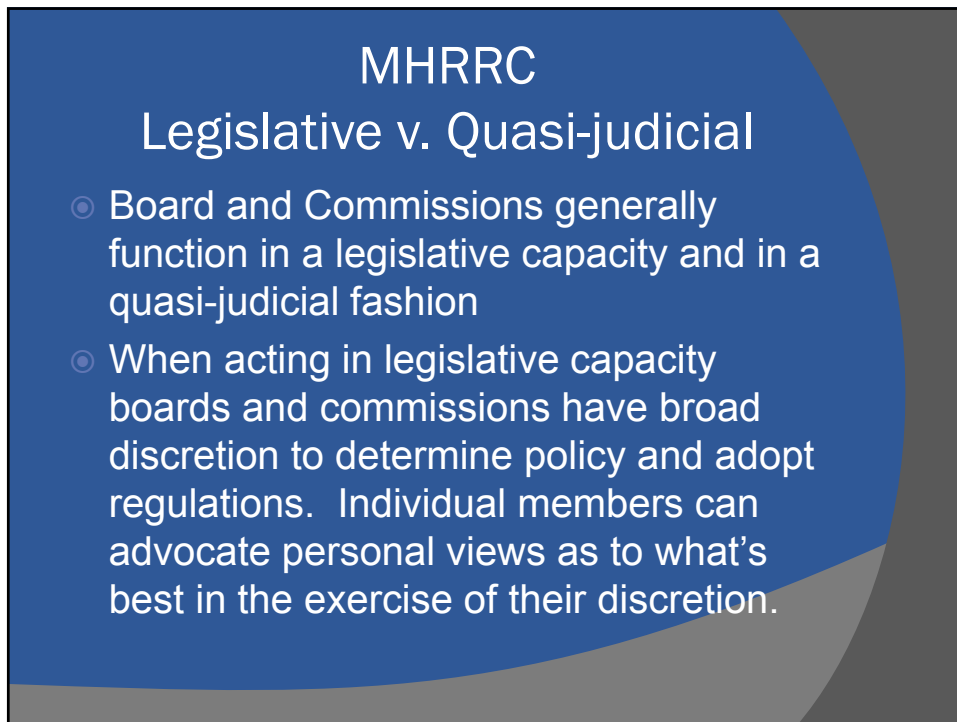
Mobile Home Rent Review Commission

HEARING PROCESS REVIEW

MHRRC

Will cover:

1. Guidance on being a decision maker
2. Law on rent control
3. General Process on Rent Increases
4. Above CPI rent increases-Factors
5. Final Questions-Comments




A presentation slide with a blue background and a grey curved design on the right side. The title 'MHRRC' is centered at the top in white, followed by the subtitle 'Legislative v. Quasi-judicial' also in white. Below the subtitle, there are two bullet points in white text.

MHRRC

Legislative v. Quasi-judicial

- ◉ Board and Commissions generally function in a legislative capacity and in a quasi-judicial fashion
- ◉ When acting in legislative capacity boards and commissions have broad discretion to determine policy and adopt regulations. Individual members can advocate personal views as to what's best in the exercise of their discretion.



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MHRRC

Legislative v. Quasi-judicial

- ◉ When acting in a quasi-legislative role, the board or commission member is acting as the judge and jury.
- ◉ Constitutional due process places limits on the members discretion in this role



MHRRC

Legislative v. Quasi-judicial

- In a quasi-judicial setting ensuring fairness, due process, and avoiding bias is critical
- To accomplish the above board and commission members are required to:
 - Listen objectively to both side of an issue
 - Evaluate the information submitted by both sides of the issue
 - Make decisions based on the evidence submitted, rather than personal priorities



MHRRC

Quasi-judicial

- Due Process
 - Notice
 - Opportunity to be heard

MHRRC Quasi-judicial

- ◉ Ex-Parte Contacts
- ◉ Contact with other party
- ◉ View or examine materials not privy to other party
- ◉ Should be avoided
- ◉ If done should be disclosed on the record

MHRRC Quasi-Judicial

- ◉ Avoid conflicts
- ◉ Avoid bias
 - No statements before a matter is heard
 - No personal interest in outcome of case

BOARD MEMBER SHOULD BE A FAIR AND
NUETRAL DECISION MAKER

MHRRC

- ◉ The City had rent control for mobile homes pursuant to CVMC 9.50
- ◉ The purpose of the CVMC is:

“The City Council intends by this chapter to create a process to protect both the mobile park owners and mobilehome park residents from unconscionable rent increases while simultaneously recognizing and providing for the need of mobilehome park owner to receive a just and reasonable rate of return on their property.”

MHRRC

Rent Control is Lawful

- ◉ Rent control is lawful.
- ◉ It has long been established that local rent control ordinances are constitutional “exercises of governmental authority” and “not per se takings.” [Citation.]” (*Santa Monica Beach, Ltd. v. Superior Court* (1999) 19 Cal.4th 952, 962, quoting *Pennell v. City of San Jose* (1988) 485 U.S. 1, 12, fn. 6; see *Birkenfeld v. City of Berkeley* (1976) 17 Cal.3d 129, 158-159.)
- ◉ Rent control regulations are permissible if they are “reasonably calculated to eliminate excessive rents and at the same time provide landlords with a just and reasonable return on their property.” (*Birkenfeld v. City of Berkeley* (1976) 17 Cal.3d 129.)
- ◉ In the context of price control, which includes rent control, a regulation that “deprive[s] investors of a ‘fair return’” becomes “confiscatory” and violates due process as well as the takings clauses of the state and federal Constitutions. (*Kavanau v. Santa Monica Rent Control Bd.* (1997) 16 Cal.4th 761, 771.)

MHRRRC

What is a “fair return”

- ◉ “To avoid becoming unconstitutionally confiscatory, a rent control regulation system must be applied so as to provide investors a ‘fair return.’”
- ◉ “The term ‘fair return’ is incapable of precise definition”
- ◉ “It is said that it must be high enough ‘to encourage good management, reward efficiency, discourage the flight of capital, and enable operators to maintain their credit.’
- ◉ “It has also been said that a valid price control scheme must permit an efficiently run company to earn a return commensurate with returns on investments having corresponding risks. “

MHRRRC

What is a “Fair Return”

- ◉ “On the other hand, a fair return must not be ‘so high as to defeat the purposes of rent control nor permit landlords to demand of tenants more than the fair value of the property and services which are provided.’”
- ◉
- ◉ “Thus, ‘[the] rate of return permitted may not be as high as prevailed in the industry prior to regulation nor as much as the investor might obtain by placing his capital elsewhere.’”
- ◉
- ◉ The Supreme Court explained “[C]omparison of the rate of return of rent-controlled mobilehome parks with those of non-rent-controlled parks . . . is of limited utility in establishing the constitutional minimum rate of return’ because ‘it is obviously not the case that a rent-controlled investment must earn the same as a non-rent-controlled one.’”
- ◉
- ◉ “Moreover, ‘[s]ome lessening of appreciation is a necessary consequence of any rent control, since future appreciation is to a significant extent a function of increased rental income. It is one of the very sources of long-term appreciation -- inflated rents -- that rent control measures are intended to restrict.”

- MHRRC
Fair Rate of Return????
 - Balancing of interests
 - The park owner is entitled to make a return on their investment
 - The space tenant is entitled to make sure the rent amount is not excessive
 - Application of CVMC 9.50 ensures we have a lawful rent control ordinance
 - CVMC allows CPI increases and above CPI increases as permitted by agreement or hearing process

MHRRC CVMC 9.50

- Rent increases come in two manners
- CPI increases and Above CPI increases
 - CPI Increases (CVMC 9.50.050)
 - Called “Annual Permissive” rent increase
 - May be done only one time per calendar year
 - CPI amount comes from City and is mailed to park owner
 - Park owner must post City Notification re CPI
 - CPI is from Bureau of Labor Statistics

MHRRRC CVMC 9.50

- Above CPI rent Increase (CVMC section 9.50.063 through section 9.50.075)
 - Park owner must provide notice of proposed increase-consistent with the 90 day notice of rent increase found in CC 798.30
 - Within 10 days of service of increase notice, park owner must hold informal meeting with affected tenants to discuss increase. Purpose is to see if voluntary agreement may be reached

MHRRRC CVMC 9.50

- If 50 percent of affected residents agree to rent increase, then that is rent the increase for all affected residents
- If no agreement is reached, then resident may file a “request for hearing form.” It must be filed within the City within 30 days of notice of rent increase.
- It is important to note the time frames are concurrent, not consecutive

MHRRC CVMC 9.50

- Upon filing of request for hearing, City shall notify the chair and a hearing will be scheduled within 30 days or as soon as practical
- Notice of hearing will be provided to park owner and affected tenants
- If more than 50 percent of tenants affected, park owner shall also post notice of hearing

MHRRC

- For hearing, City staff will:
 - Ensure requirements are met for hearing
 - Gather information regarding proposed rent increase
 - Retain relevant expert to assist MHRRC (if necessary)
 - Present a staff recommendation on rent increase

MHRRC

● CONDUCT OF HEARING

- Presentation by Staff
- Park Owner may make presentation
 - Provide witnesses
 - Experts
 - Additional documents
- Tenants may make presentation
- Final Presentation by Park Owner
- Board will then deliberate on proposed rent increase. Preponderance of Evidence Standard used

MHRRC

● Summary of where we are at

- Must be a fair and neutral decision maker
- Decision must be made based on evidence heard or presented at hearing
- You know rent control lawful.
- You know park owner entitled to a fair rate of return
- You know tenant to be protected from excessive rent
- You know a process was followed to get to this stage
- You've heard and have received all the evidence

MHRRRC Making the Decision

- CVMC 9.50.073:

“[P]ursuant to the provisions of this chapter, the Commission shall determine the rent that is fair, just, and reasonable.”

“The need for the proposed rental increase in order to permit the owner to secure a fair and reasonable return, when considering the existing rental scheme for all spaces in the park and all existing or expected expenses in owning and operating the park. A fair and reasonable return may be determined by the Commission by reference to industry standards, risk of investment, or other acceptable standards.”

MHRRRC DECISION

- The Board will be required to balance various factors
- The Board will look at costs to operate park, investments made into park, a fair rate of return, comparables, factors impacting tenants, and exclude certain expenses/costs to determine the appropriate rent increase

MHRRRC

FACTORS SET FORTH IN 9.50.073

- ⦿ Actual financial investment in park improvements.
- ⦿ Property or other taxes.
- ⦿ Mortgage or ground rent payments.
- ⦿ Utility costs.
- ⦿ Capital improvements or rehabilitation work.
- ⦿ Repairs required.

MHRRRC

FACTORS SET FORTH IN 9.50.073

- ⦿ In considering the existing or expected income from owning and operating the park, the Commission should consider the rent schedule for all spaces in the park and any similar or related items to verifying income for the mobilehome park for the last three years, the reasonableness of such items, and changes to them.
- ⦿
- ⦿ Rate of return earned by the park owner in previous years as determined by a fair return analysis expert. All parties, including the City, shall have the right to hire their own expert.
- ⦿
- ⦿ The extent to which the proposed rental increase will cause a reduction in the resale value of the mobilehome.
- ⦿
- ⦿ Changes in the Consumer Price Index for all urban consumers in the San Diego Metropolitan Area published by the Bureau of Labor Statistics.
- ⦿
- ⦿ Fair market rental value as determined by "comparables" of similar and existing mobilehome spaces or mobilehomes in the South Bay area of San Diego County, including those in Chula Vista, as determined by an MAI appraiser. All parties, including the City, shall have the right to hire their own independent MAI appraiser.
- ⦿

MHRRRC

FACTORS SET FORTH IN 9.50.073

- The timing and amount of rents and increases for this and other spaces at the mobilehome park.
-
- The quantity and quality of the improvements and features at the mobilehome park and any decrease or increase in such improvements and features.
-
- The quantity and quality of services offered to park residents and any decrease or increase in such improvements and features.

MHRRRC

FACTORS SET FORTH IN 9.50.073

- The following would be excluded:
 - Avoidable and unnecessary expenses, including refinancing costs;
 - Any penalty, fees, or other interest assessed or awarded for violation of this or any other law;
 - Legal fees, except legal fees incurred in connection with successful good-faith attempts to recover rents owing, and successful good-faith unlawful detainer actions not in derogation of applicable laws, to the extent same are not recovered from residents;
 - Depreciation of the property;
 - Any expenses for which the park owner has been reimbursed by any security deposit, insurance settlement, judgment for damages, settlement or any other method. Cost of replacement or repair incurred or necessary as a result of the park owner's negligence or failure to maintain, including costs to correct serious code violations at the park.

MHRRC EXAMPLE

- Park owner presented evidence that:
 - They made improvements to park in amount of \$500,000
 - They made repairs to streets in amount of \$500,000
 - Taxes increased \$50,000
 - Park Expert testified fair rate of return was 8%

MHRRC Example

- Tenants provided evidence that repairs to road repairs were paid for by insurance, because roadway damaged by flood
- City provided expert who said fair rate of return was 6.5%
- City provided evidence as to comps.

MHRRC Example

- Owner wants \$1,050,000 with a 8 percent rate of return amortized over 40 years
- Tenants say rent should be based on \$550,000 (minus road repair) and a 6.5 percent rate of return amortized over 40 years

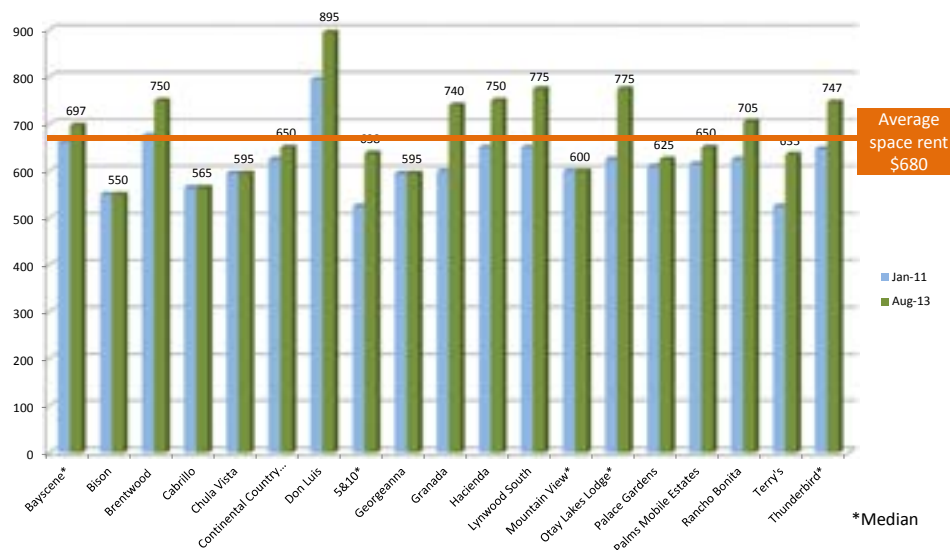
QUESTIONS COMMENTS

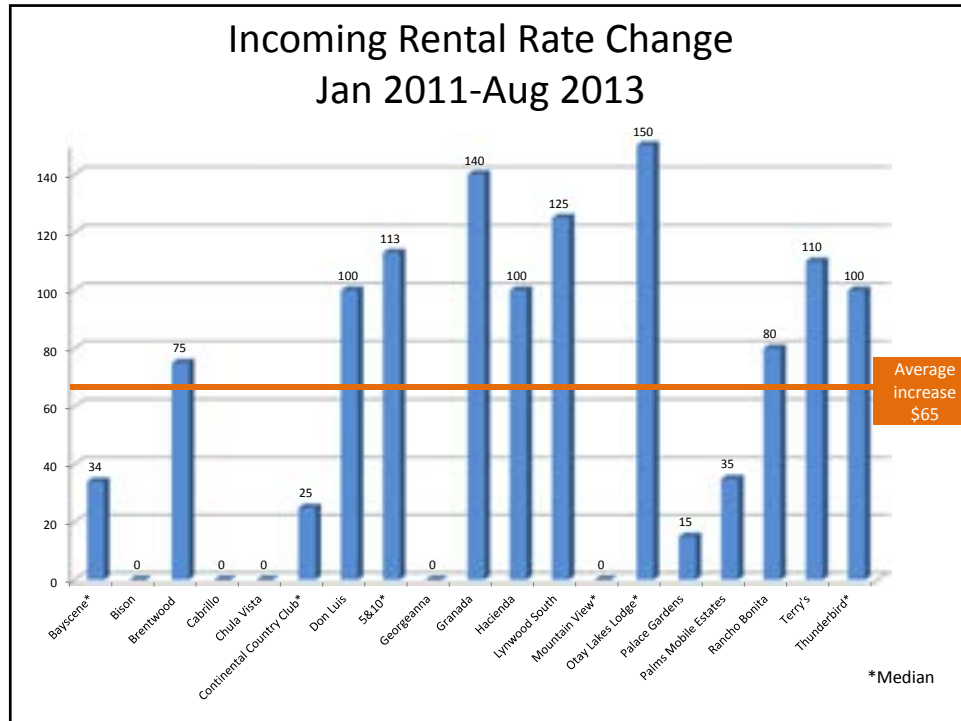
FY 14 Administrative Fee Update July 1, 2013 – June 30, 2014

- June 1st billing for \$60
- Due August 29th
- \$113,000 in revenue
(1,886 spaces)
– 13% decrease from FY13
- “Temporary Decontrol”
Monitoring



Incoming Space Rent January 2011 & August 2013





Factors on MH Sale

- Rental Rates
 - Economy
 - Comparables in South Bay
- MH purchases
 - Unit Condition (maintenance & age)
 - Increased housing choices (condos under \$200k)